



BRISBANE CITY COUNCIL

ACTION MINUTES

CITY COUNCIL MEETING AGENDA THURSDAY, APRIL 17, 2025

HYBRID MEETING, 50 PARK PLACE, BRISBANE, CA 94005

6:30 P.M. CALL TO ORDER – PLEDGE OF ALLEGIANCE

Mayor Lentz called the meeting to order at 6:31 P.M. and led the Pledge of Allegiance.

ROLL CALL

A. Consider any request of a City Councilmember to attend the meeting remotely under the “Emergency Circumstances” of AB 2449

No Councilmembers made a request under Roll Call Item A.

Councilmembers present: Councilmembers Davis, Kern, Mackin, O’Connell and Mayor Lentz

Councilmembers absent: None

Staff Present: City Manager Dennis, City Clerk Padilla, City Attorney McMorrow, Finance Director Yuen
Community Development Director Swiecki, Principal Planner Ayres, Senior Planner Johnson, Recreation
Coordinator Franco and Administrative Management Analyst Ibarra

ADOPTION OF AGENDA

Councilmember O’Connell made a motion, seconded by Councilmember Kern, to adopt the agenda as it stands. The motion was carried unanimously by all present.

Ayes: Councilmembers Davis, Kern, Mackin, O’Connell and Mayor Lentz

Noes: None

Absent: None

Abstain: None

AWARDS AND PRESENTATIONS

B. May is Asian American Pacific Islander Heritage Month Proclamation

Mayor Lentz proclaimed May 2025 as Asian American, Native Hawaiian and Pacific Islander Heritage Month in the City of Brisbane. He called upon all community members to learn more about the history of Asian Americans, Native Hawaiians, and Pacific Islanders, and to observe this month supporting local programs and activities.

Christian Bustos, former IDEA Committee Member and Executive Director of Lyrical Opposition, accepted the proclamation. Within the arts community, he's known as Cross Allan, he founded and works with the arts nonprofit, Lyrical Opposition based in Brisbane. He invited the public and Council to Lyrical Opposition's 10-year Anniversary Festival Event on June 28, 2025, at Mission Blue.

ORAL COMMUNICATIONS NO. 1

Kim Follien commented that OSEC Committee Member Salmon social media postings regarding the Draft Environmental Impact Report (Draft EIR) for the proposed Guadalupe Quarry Redevelopment Project is misinforming the public and shows prejudice.

CONSENT CALENDAR

C. Approve Minutes of City Council Meeting of April 3, 2025

D. Approve Minutes of City Council Closed Session Meeting of April 3, 2025

E. Approve Brisbane Village Helping Hands' Spring Social Cosponsorship

F. Approve Lyrical Opposition's Festival and Fundraiser Cosponsorship

G. Receive Solid Waste Collection Adjustment-Scavenger

(Receive Scavenger's Brisbane 2025 rate increase of 2.17% effective July 1, 2025)

H. Receive Solid Waste Collection Adjustment-Recology

(Receive Recology's Brisbane 2025 rate increase of 2.37% effective July 1, 2025)

I. Introduce an Ordinance Concerning Dollar Thresholds Under the California Uniform Public Construction Cost Accounting Act and the City's Federal Procurement Policy

(There is no fiscal impact from introducing/adopting this Ordinance. If adopted, the Ordinance will allow the City to use less staff time to obtain products and equipment under a certain dollar threshold and bring the City's procurement policies when federal funds are used in line with federal guidelines.)

J. Adopt an Ordinance, Waiving Second Reading, Approving a Zoning Text Amendment 2024-RZ-2, City-wide

(It is being recommended to adopt an Ordinance amending regulations within Title 17 of the Brisbane Municipal Code including the development standards for multifamily and mixed-use zoning districts and the exceptions to the lot size standards, consistent with California Senate Bill SB 478 (2021) and the 2023-2031 Housing Element; and to amend the reasonable accommodations exceptions consistent with the Housing Element; and finding that this amendment is exempt from environmental review under CEQA Guidelines Sections 15061(b)(3) and Section 15183; City of Brisbane, applicant.)

Councilmember O'Connell pulled Consent Calendar Item C to amend the minutes of the City Council Meeting of April 3, 2025 regarding the Zoning Text Amendment 2024-RZ-2. Senior Planner Johnson provided the amended text to be inserted into the new draft of the minutes. The new minutes will be included in the next City Council meeting agenda.

Councilmember O'Connell made a motion, seconded by Councilmember Mackin, to approve Consent Calendar D-I. The motion was carried unanimously by all present.

Ayes: Councilmembers Davis, Kern, Mackin, O'Connell and Mayor Lentz

Noes: None

Absent: None

Abstain: None

Councilmember O'Connell asked clarifying questions about Consent Calendar Item J. After questions, Councilmember O'Connell made a motion, seconded by Councilmember Mackin, to approve Consent Calendar J. The motion was carried unanimously by all present.

Ayes: Councilmembers Davis, Kern, Mackin, O'Connell and Mayor Lentz

Noes: None

Absent: None

Abstain: None

PUBLIC HEARING

K. Zoning Text Amendment 2025-RZ-01-- Consider Introduction of Ordinance to Update the City's Density Bonus and Inclusionary Housing Ordinance

(Staff is recommending to introduce an ordinance to amend the zoning ordinance's inclusionary housing and density bonus regulations, currently located in BMC Ch. 17.31, to comply with current State law and implement the Housing Element. This item is exempt from CEQA pursuant to CEQA Guidelines §15061(b)(3) because it involves adoption of policies and programs that would not cause a significant effect on the environment.)

Principal Planner Ayres reported that the purpose of this item is to amend the zoning ordinance's inclusionary housing and density bonus regulations to comply with current State law and implement the Housing Element. She added that the City Council housing subcommittee met to review the draft 2025 ordinance on March 13, 2025. The subcommittee's recommendations proposed substantive revisions to the density bonus and inclusionary housing ordinance, such as the following:

- Eliminate incentive for for-sale inclusionary housing developments to meet inclusionary requirements by providing affordable accessory dwelling units (Section 17.31.040.D of the draft ordinance). The draft ordinance has been modified to eliminate this incentive for the Council's consideration.
- Inclusionary In-Lieu Fee: Setting the Fee Amounts Implementation of the draft ordinance would require the City to adopt in-lieu fees for inclusionary housing, as well as new fees for administration of the ordinance's requirements. In-lieu fees would be maintained in the City's low and moderate income housing fund.

After Council questions with staff and Tim Davis of HEART, Mayor Lentz opened the public hearing. No member of the public wished to speak. Councilmember Davis made a motion, seconded by Councilmember Kern, to close the public hearing. The motion was carried unanimously by all present.

Ayes: Councilmembers Davis, Kern, Mackin, O'Connell and Mayor Lentz

Noes: None

Absent: None

Abstain: None

During council discussion, Council directed staff to make the following amendments to the draft ordinance:

- Implementation guidelines in sections 17.29.060 and 17.31.090 of the draft ordinance must explicitly address income qualification for applicants
- Discretionary approval must be required for the additional incentive/concession for large family units described in section 17.29.030.D of the draft ordinance.

Councilmembers also wanted to consider local preferences. "Local preferences" are requirements that affordable units provided to comply with City regulations or 100% affordable housing developments have "preferences" to serve or market the affordable housing units to certain target populations. Staff will prepare some background information on the legal requirements for studying and establishing such preferences in compliance with State and Federal fair housing laws.

Councilmember O'Connell made a motion, seconded by Councilmember Davis, to introduce the ordinance Update the City's Density Bonus and Inclusionary Housing Ordinance Zoning Text Amendment 2025 RZ-01. The motion was carried unanimously by all present.

Ayes: Councilmembers Davis, Kern, Mackin, O'Connell and Mayor Lentz

Noes: None

Absent: None

Abstain: None

NEW BUSINESS

L. Approve 2025 Council Priorities

(Staff is recommending to approve the 2025 Council Priorities. There is no fiscal impact associated

with adopting FY 2025-26 priorities; the FY 2025-26 Budget will reflect any projects associated with the three priorities.)

City Manager Dennis reported that on March 22, 2025, the City Council met in a special meeting/workshop to discuss their ideas for priorities in the coming fiscal year. This meeting was the first in many years to discuss shared priorities. From that discussion, three priorities were agreed to:

- Fiscal Health of the City
- Increase maintenance for existing City facilities and infrastructure and determine long-term use opportunities for City facilities
- Tap into the Brisbane volunteer spirit by expanding volunteer opportunities

After council questions and no public comment, Councilmembers discussed not needing to include any items in the Fiscal Year 2025/2026 budget at this time.

Councilmember O'Connell made a motion, seconded by Councilmember Mackin, to approve the 2025 Council Priorities. The motion was carried unanimously by all present.

Ayes: Councilmembers Davis, Kern, Mackin, O'Connell and Mayor Lentz

Noes: None

Absent: None

Abstain: None

STAFF REPORTS

M. City Manager's Report- City Updates and Upcoming Activities

City Manager Dennis provided the latest city updates and upcoming City events and activities.

MAYOR/COUNCIL MATTERS

N. Countywide Assignments and Subcommittee Reports

- i. Report Out on Subcommittee Meetings**
- ii. Upcoming Subcommittee Meetings**

Councilmembers reported on subcommittee meetings and upcoming subcommittee meetings.

As a follow-up to the Sierra Point Parkway Parks and Open Space Committee Meeting, Councilmembers directed staff not to spend any more funds using CMG services but staff can gather more information on Sierra Point Parkway Parks & Open Space matters.

O. Written Communications

City Clerk Padilla reported that written communication was received from the following members of the public:

Kerekes (03-28-2025) Parking Regulations

Lawrence (03-14-2025) San Mateo Law Library

Straw (03-28-2025) Pickle Ball
Hebert (04-09-2025) Silverspot
Lee (04-09-2025) Silverspot
Viray (04-09-2025) Silverspot
Campbell (04-10-2025) Silverspot
Sitrin (04-10-2025) Silverspot
Mitchell (04-10-2025) Silverspot
Bousquet (04-10-2025) Silverspot
Paepcke (04-10-2025) Silverspot
Rosas (04-10-2025) Silverspot
Roeser (04-10-2025) Silverspot
Galvan (04-17-2025) Quarry
Cunningham (04-17-2025) Item N Subcommittee Reports

ORAL COMMUNICATIONS NO. 2

A member of the public commented that there are new and modern innovations from Dutch hydrologists and boaters that we can learn from to improve the infrastructure and seawall in the Brisbane Marina.

ADJOURNMENT

The meeting was adjourned by Mayor Lentz at 9:11 P.M. and will be immediately followed by a special meeting in the Large Conference Room.

Ingrid Padilla
City Clerk